



H2H COMMERCIAL
PROPERTY INSPECTIONS

Date

INSPECTION PROPOSAL

Address

PREPARED FOR:

Name



Call or Text

(432) 315-2068

**We provide
custom commercial property inspections
for buyers, investors, and agents.**

<https://www.h2hcommercialinspections.com>

This proposal expires in 30 days

To our valued client,

Please read the following proposal carefully so you can understand the scope of the inspection.

Additional inclusions, exclusions, limitations, etc. will be in the pre-inspection agreement, which you should read carefully before signing.

Note: All utilities should be on at the time of inspection. When tenants and customers are present during the inspection, it may create limitations. Ideally, access should be provided after business hours.

STANDARDS OF PRACTICE:

Our services conform to the International Standards of Practice for Inspecting Commercial Properties (www.ccpia.org/sop) such that a visual inspection of the following readily accessible elements will be assessed during the walk-through survey:

- FOUNDATION/STRUCTURE – Identify the type of construction and whether the foundation and structural elements are performing.
- ROOF – Inspect the roof covering, drainage systems, penetrations, and flashings, provided that the rooftop access point is no more than 15 ft off the ground or a rooftop access ladder and hatch door are present. Inspectors are not required to walk sloped roofs but may do so at the inspector's discretion.
- HVAC – Identify HVAC systems and operate those systems in normal modes (consistent with the season) to determine if they are heating/cooling as intended. *See below for limitations/exclusions where applicable.*
- ELECTRICAL – Identify the major electrical components and panel amperage and visually identify panel boxes and electrical service.
- PLUMBING – Identify the source of water service, sewer service, and water heating equipment; inspect a sampling of fixtures to verify proper performance.
- INTERIOR – Inspect doors, windows, ceilings, floors, walls, attics, life safety components, fireplaces, cooking areas, and storage.
- EXTERIOR – inspect the exterior of the structure(s), grading/drainage, parking, walkways, and wood decks and balconies.

Also, as part of our standard service, we will conduct research on the subject property, including a review of available records and interviews of person(s) with the most knowledge about the condition of the property. It is the client's responsibility to procure and provide documents for research and for coordinating interviews. The final product of the commercial property inspection is the written report. Visit www.ccpia.org/sop for more information.

LIMITATIONS AND EXCLUSIONS:

- We do not inspect for ADA compliance
- We do not inspect restaurant grade equipment, air compressors, hydraulic lifts, underground storage tanks, or any other specialized equipment not identified in the standards of practice
- Inspection of any lawn irrigation systems, swimming pools, and/or any detached structures are an additional cost and are ***not included*** in this proposal
- While we may provide repair cost estimates on select, larger items at our discretion, we are not an estimating service or general contractors who can provide quotes for work that needs to be done. We cannot provide a cost estimate to fix everything in the inspection report.

FEE AND REPORT DELIVERY:

This inspection report will be delivered within 3 business days of completing the inspection. Full payment is due before the release of the written report.

This proposal and fee are valid for 30 days from the date of this proposal.

ACCEPTANCE:

While all inspections follow the Standards of Practice listed above, departures from those standards may be agreed upon in writing beforehand to ***limit*** or ***expand*** the scope of work. Those options are listed below. ***Please indicate to us in writing (by text or email) which Level of inspection you choose.*** Your choice indicates your acceptance of this proposal.

Please let us know if you have any questions,

Allen Dicharry, Owner
TREC#23372



H2H Commercial Property Inspections
P.O. Box 5432
Midland, TX 79704
(432) 315-2068
allen@h2hcommercialinspections.com
<https://www.h2hcommercialinspections.com/>

Level 1**\$1,440**

- Inspection performed according to the International Standards of Practice for Inspecting Commercial Properties, described here www.ccpia.org/sop with the following **exceptions**:
 - We will not enter attics or remove ceiling tiles
 - We will identify any equipment or appliances in place, but not operate or test
 - We will operate HVAC units to determine if they are functioning or not functioning, but not remove panel covers
 - We will identify any electrical panels in place and inspect for visible deficiencies, but not remove panel covers

Level 2**\$2,170**

- Inspection performed according to International Standards of Practice for Inspecting Commercial Properties, described here www.ccpia.org/sop with the following **additions**:
 - We will the attic if accessible or remove random ceiling tiles for attic inspection
 - We will operate equipment or installed appliances for proper function
 - We will operate HVAC equipment, obtain temperature differentials, remove panel covers where accessible to inspect parts/components
 - We will remove electrical panel covers on panels under 200 amps
 - When appropriate, the inspector may use advanced equipment technology (moisture meter, combustible gas detector, infrared thermography, multimeter, etc.) for further investigation
 - ***Provide written estimates on larger repair costs where applicable, including immediate expenses and 1-5 year anticipated expenses***